156.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,800 / 809,800
					USE VALUE:	809,800 / 809,800
					ASSESSED:	809,800 / 809,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAND JAMES L &
Owner 2:	PETRIE KRYSTLE L
Owner 3:	
Street 1:	184 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEISSE THELMA E -
Owner 2:	-
Street 1:	184 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4512.000	365,000	500	444,300	809,800
Total Card	0.104	365,000	500	444,300	809,800
Total Parcel	0.104	365,000	500	444,300	809,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.31 | /Parcel: 549.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103970

GIS Ref

GIS Ref

Insp Date 01/27/18

!12239!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,000	500	4,512.	444,300	809,800		Year end	12/23/2021
2021	101	FV	354,800	500	4,512.	444,300	799,600		Year End Roll	12/10/2020
2020	101	FV	354,700	500	4,512.	444,300	799,500	799,500	Year End Roll	12/18/2019
2019	101	FV	270,900	500	4,512.	416,500	687,900	687,900	Year End Roll	1/3/2019
2018	101	FV	221,500	500	4,512.	344,300	566,300	566,300	Year End Roll	12/20/2017
2017	101	FV	221,500	500	4,512.	316,600	538,600	538,600	Year End Roll	1/3/2017
2016	101	FV	215,100	500	4,512.	288,800	504,400	504,400	Year End	1/4/2016
2015	101	FV	202,900	500	4,512.	283,200	486,600	486,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:12:46

LAST REV

Date	Time
10/28/21	16:39:39
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEISSE THELMA E	67573-187		7/6/2016		560,000	No	No		
	20642-188		7/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	103970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2021	1203	Porch	60,146	C				
7/13/2017	861	Addition	160,140	O				
8/1/2016	1054	New Wind	9,209	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2018	Inspected	BS	Barbara S
1/20/2018	TTL REFUSAL	HS	Hanne S
12/13/2008	Meas/Inspect	197	PATRIOT
1/26/2000	Inspected	264	PATRIOT
11/24/1999	Measured	268	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4512		Sq. Ft.	Site		0	80.	1.23	9									444,288						444,300	

Total AC/HA:	0.10358	Total SF/SM:	4512	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	444,288	Spl Credit		Total:	444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	184.018
Other Features:	91759
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409224
Depreciation:	44196
Depreciated Total:	365028

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

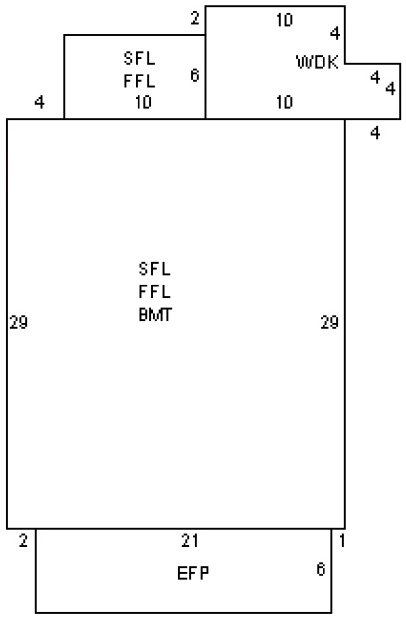
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.02
Special Features:	0	Val/Su Net:	152.59
Final Total:	365000	Val/Su SzAd	247.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	184.020	139,117
SFL	Second Floor	718	184.020	132,161
BMT	Basement	696	55.210	38,423
EFP	Enclos Porch	126	49.310	6,213
WDK	Deck	96	16.160	1,551

Net Sketched Area:	2,392	Total:	317,465
Size Ad	1474.2000	Gross Area	2430	FinArea	1474
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1993	6.00	T	20.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500